butters john bee bjb
commercial



Former Fenton Library, Baker Street

Fenton, Stoke-On-Trent, ST4 3AF

4464.00 sq ft

RICS Regulated by RICS

Asking Price £200,000



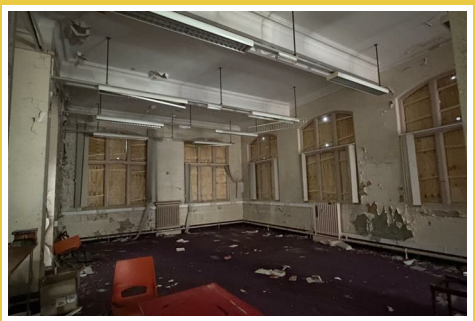


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Description

The property comprises a former library and historic building within Fenton, which is arranged over the ground and first floor. The building is detached and occupies nearly all the site area.

The property was formerly used as Fenton Library and has double door entrance onto Baker Street leading into a lobby area with further doors leading into a central hallway with attractive tiled floor, painted walls and ceiling. There are stairs from the hallway leading to the first floor and cellar.

From the hallway there are various rooms which are interconnected around the central hallway.

On the ground floor there are five main rooms as well as a store, ground floor toilet and secondary stairs to the first floor. The rooms are interconnected and have mainly carpet tiled floors with some having part tiled part painted walls and plaster painted ceilings.

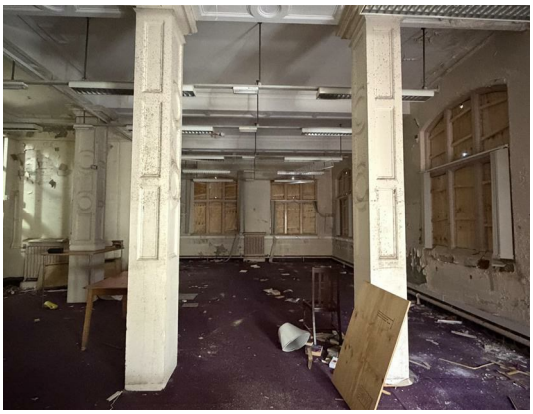
On the first floor, a landing area with tiled floor, part tiled walls with remainder painted, leads to three rooms, kitchen and toilet. The floors are of wooden block with painted walls and ceilings although a number of rooms have suspended ceilings.

The building has full gas fired central heating supplied from a boiler in the basement.

Location

The property is situated on Baker Street within the centre of Fenton. Fenton is one of the six towns which make up the Stoke-on-Trent conurbation and is located to the south of the conurbation.

The property is within a mixed use area with commercial offices and commercial buildings as well as a number of residential properties.





Accommodation

Ground Floor
Entrance Lobby leading to Hallway leading to
Office - 180 sq.ft (16.72 sq.m)
Main Room - 1,331 sq.ft (123.64 sq.m)
Room Two - 379 sq.ft (35.21 sq.m)
Room Three - 669 sq.ft (62.15 sq.m)
Room Four - 709 sq.ft (65.86 sq.m)
Store - 58 sq.ft (5.38 sq.m)
Toilet

TOTAL GROUND FLOOR AREA - 3,268 SQ.FT (303.59 SQ.M)

Cellar

First Floor
Landing area leading to
Room One - 393 sq.ft (36.51 sq.m)
Room Two - 647 sq.ft (60.10 sq.m)
Room Three - 356 sq.ft (33.07 sq.m)
Kitchen
Toilet

TOTAL NET FIRST FLOOR AREA 1,396 SQ.FT (126.68 SQ.M)

TOTAL NET FLOOR AREA - 4,664 SQ.FT (433.28 SQ.M)

Services

We believe that all mains services are connected but have not been tested.

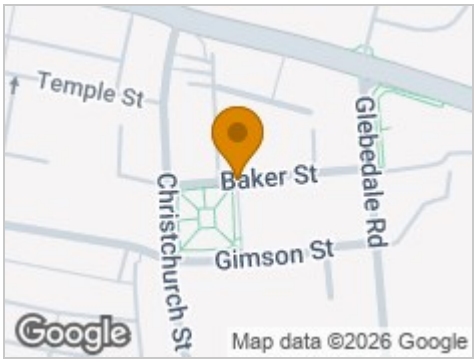
Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value from the 1st April 2026 is £25,750. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.







Tenure - Freehold
Freehold with vacant possession.

EPC
Energy Performance Certificate number and rating is to be confirmed.

Proof of Identity
To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale
The purchaser will be responsible for the sellers legal/surveyors costs in respect of the sale of the premises, which are £1,900 + vat.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.





